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DESCRIPTION OF RECORD:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF KING STREET SOUTH 80° 41' EAST 98.42 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF PATRICK STREET WITH THE SOUTHERLY LINE OF KING STREET AND RUNNING THENCE WITH THE SOUTHERLY LINE OF KING STREET SOUTH 80° 41' EAST 24.23 FEET TO THE CENTER LINE OF THE 9 INCH WEST WALL OF PREMISES #910 KING STREET; THENCE DEPARTING FROM THE SOUTHERLY LINE OF KING STREET AND RUNNING WITH THE CENTER LINE OF SAID WALL, AND THE PROLONGATION THEREOF, SOUTH 09° 50' WEST 100 FEET TO THE NORTHERLY LINE OF 15 FOOT ALLEY; THENCE WITH THE NORTHERLY LINE OF SAID ALLEY NORTH 80° 41' WEST 23.65 FEET TO A POINT IN SAID LINE; THENCE DEPARTING FROM THE NORTHERLY LINE OF SAID ALLEY AND RUNNING NORTH 09° 30 EAST 100 FEET TO A POINT IN THE SOUTHERLY LINE OF KING STREET, THE PLACE OF BEGINNING.

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF KING STREET SOUTH 80° 41' EAST 48 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF PATRICK STREET WITH THE SOUTHERLY LINE OF KING STREET AND RUNNING THENCE WITH THE SOUTHERLY LINE OF KING STREET SOUTH 80° 41' EAST 50.42 FEET TO A POINT; THENCE DEPARTING FROM THE SOUTHERLY LINE OF KING STREET AND RUNNING SOUTH 09° 30' WEST 100 FEET TO THE NORTHERLY LINE OF A 15 FOOT ALLEY; THENCE WITH THE NORTHERLY LINE OF SAID ALLEY NORTH 80° 41' WEST 50.42 FEET TO A POINT IN SAID LINE; THENCE DEPARTING FROM THE NORTHERLY LINE OF SAID ALLEY, AND RUNNING NORTH 09° 30' EAST 100 FEET TO A POINT IN THE SOUTHERLY LINE OF KING STREET, THE PLACE OF BEGINNING.

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF KING STREET SOUTH 80°41' EAST 22.78 FT. FROM THE INTERSECTION OF THE EASTERLY LINE OF PATRICK ST. WITH THE SOUTHERLY LINE OF KING STREET AND RUNNING THENCE WITH THE SOUTHERLY LINE OF KING STREET SOUTH 80° 41' EAST 25.22 FT. TO A POINT; THENCE DEPARTING FROM THE SOUTHERLY LINE OF KING STREET AND RUNNING SOUTH 09° 30' WEST 100 FT. TO THE NORTHERLY LINE OF A 15 FT. ALLEY; THENCE WITH THE NORTHERLY LINE OF SAID ALLEY NORTH 80° 41' WEST 25.22 FT. TO A POINT IN SAID LINE; THENCE DEPARTING FROM THE NORTHERLY LINE OF SAID ALLEY AND RUNNING NORTH 09° 30' EAST 100 FT. TO A POINT IN THE SOUTHERLY LINE OF KING STREET, THE PLACE OF BEGINNING.

GENERAL NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP 074.01-06-02, 03 & 04 AND ZONED KR.
2. OWNER: CITY OF ALEXANDRIA
P.O. BOX 178,
ALEXANDRIA, VA. 22313
(DB 481, PGS 94, 135 & 236)
3. TOTAL LAND AREA = 9,836 SQUARE FEET.
4. THERE ARE 14 REGULAR PARKING SPACES ON THIS PROPERTY.
5. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5155190041E, REVISED DATE OF JUNE 16, 2011.
6. ALL DEED BOOK AND INSTRUMENT NUMBERS SHOWN HEREON REFER TO THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
7. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED WITHIN THE TITLE COMMITMENT.
8. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. RETAINING WALLS ARE 0.7' BRICK.
11. NO BUILDINGS OBSERVED.



ORTHOGRAPHIC OVERLAY
NO SCALE

VICINITY MAP
NO SCALE

EASEMENT NOTES:

A TITLE REPORT WAS ISSUED ON APRIL 04, 2017 BY STEWART TITLE & ESCROW, FILE NUMBER 1700258. THERE WERE NO EXCEPTIONS TO EASEMENTS.

SURVEYOR'S CERTIFICATE

TO: CITY OF ALEXANDRIA, VIRGINIA AND STEWART TITLE AND ESCROW.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2017.

PLAT DATE: JANUARY 5, 2017

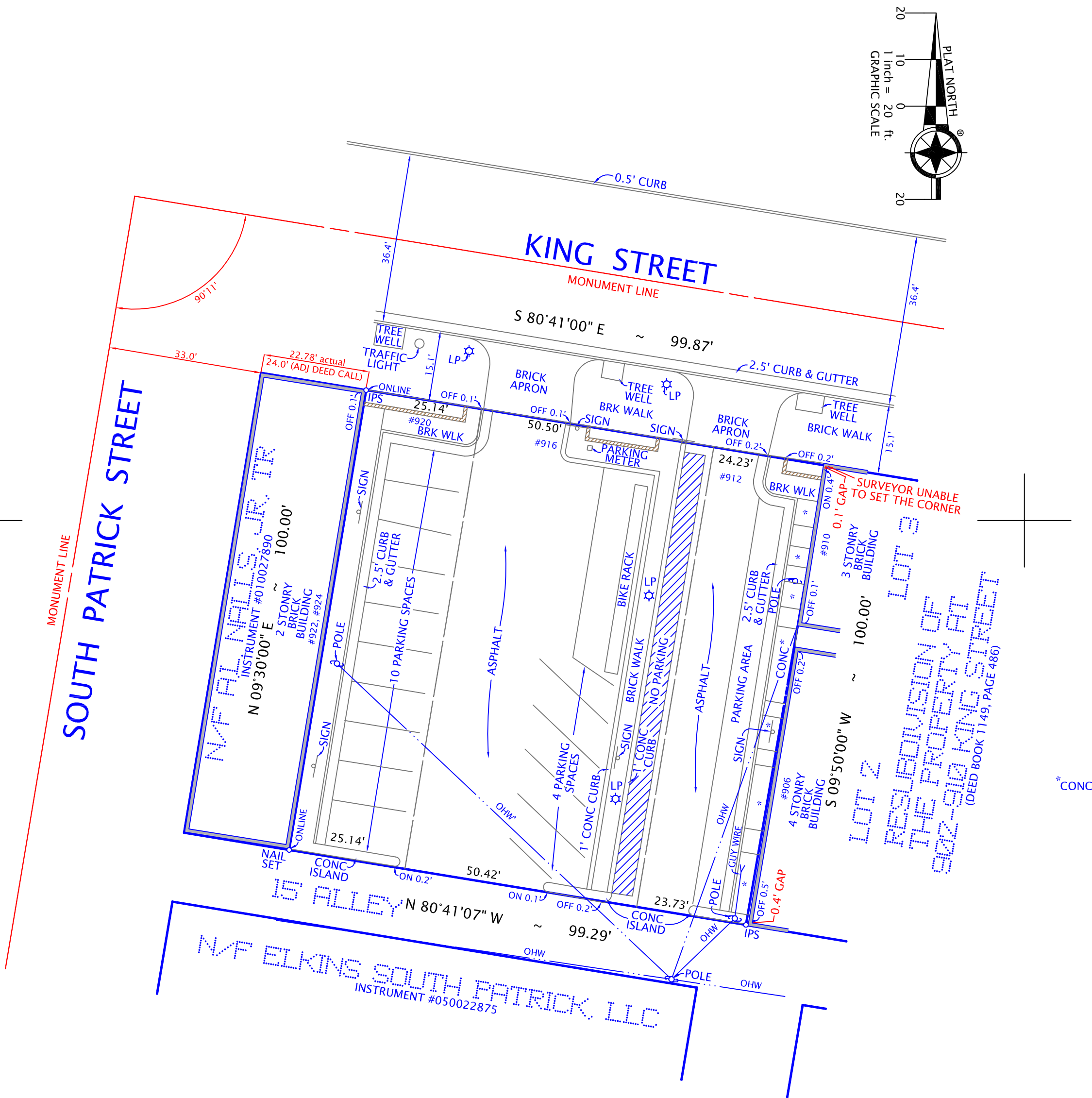


George M. O'Quinn
GEORGE M. O'QUINN L.S.

ALTA/NSPS LAND TITLE SURVEY
ON
THE PROPERTY LOCATED AT
#912-920 KING STREET
(DEED BOOK 481, PAGES 94, 135 & 236)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 5, 2017
APRIL 30, 2017 (PROP. CORNERS)

DOMINION Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

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LEGEND	
CONC	CONCRETE
DB	DEED BOOK
IPS	IRON PIPE SET
☼	LIGHT POLE
LP	LIGHT POLE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
PG	PAGE
—	SIGN
☼	UTILITY POLE
⊙	WATER METER



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